



State of Utah

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Division of Facilities Construction and Management

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Director

ADDENDUM #1

Date: 06 October 2005

To: Contractors

From: Blake Court, Project Manager

Reference: West Wing Pavilion
University of Utah Health Care
DFCM Project No. 05225750

Subject: **Addendum No. 1**

Pages	Addendum	3 Pages
	<u>Revised Mandatory Meeting Attendees List</u>	<u>1 Page</u>
	Total Pages	4 Pages

Note: This Addendum shall be included as part of the Contract Documents. Items in this Addendum apply to all drawings and specification sections whether referenced or not involving the portion of the work added, deleted, modified, or otherwise addressed in the Addendum. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

1.1 GENERAL

- 1.1.1 During the mandatory meeting the solicitation was reviewed along with all submittal requirements and dates. It was noted that the ad had incorrectly identified the size of the new building to be 240,000 square feet. The actual size that is anticipated is 280,000 square feet. The construction budget is set at \$79,000,000 (seventy nine million dollars) based on September 1, 2005 construction costs. The final construction budget will be augmented to include inflation.

- 1.1.2 The selection committee is comprised of: Dr. James Bardsley; Dan Lundergun; Mike Perez; Keith Stepan; and a member of the State Building Board.
- 1.1.3 Following the review of the solicitation Dan Lundergun presented an overview of the scope of the project. The east pavilion was structurally designed to accommodate the two additional floors anticipated on this project.

1.2 The following questions were submitted via e-mail:

- 1.2.1 Will copies of the 2002 Master planning Data for the Removal of Building 521 be made available to the proposers?
- The master planning data will only be available after the selection of the programming firm.
- 1.2.2 Has benchmarking of the “best practices” of similar patient care facilities with similar functions (i.e. nursing unit, cardiovascular, neuroscience, nutrition, and ambulatory care) occurred? If so, will the results of the benchmarking effort be made available to the proposers. If not, will benchmarking be required to be scheduled as part of the programming/design process?
- Benchmarking has not occurred in developing this project. The University is open to discuss the benefits of benchmarking with the selected firm. If it is determined that benchmarking would be beneficial that scope of work will be added to the contract.
- 1.2.3 The SOCS indicates that “detailed interviews” have not been conducted to determine the master planning results, rather that they are based on empirical data. Will the empirical data be made available to the proposers?
- The empirical data will only be made available after the selection.
- 1.2.4 Will the following program drivers be provided?
- Total FTE’s indicating “day-shift” total and numbers requiring private offices space and/or a workstation.
 - Volumes by service line including seasonal peaks for clinical departments:
 - Inpatient admissions and patient days
 - Outpatient volume/visits and procedures by modality
 - Hours of operation for ambulatory areas
 - Nutrition - Cafeteria meals and physician dining seats.
 - This information will be made available after the selection.

1.2.5 Could we review a copy of the current University Health Care Master Plan prior to submitting our proposal?

- There is no current master plan; some strategic/business information will be made available after the selection.

1.2.6 What level of analysis went into the assumptions regarding space needs?

For example, what volume/market assumptions have already been made and will be working from this information or required to obtain our own demographic / use rate information?

- The assumptions regarding the space needs were backed into based on available space for the new building, current conditions, and estimated budget.

1.2.7 Is there a strategic and/or business plan underway or completed that will be guiding the project or is this project part of that effort?

- There is a strategic business plan that is guiding the efforts on this and other projects. Information pertinent to this project will be shared after the selection.

1.2.8 Is the University willing to look at alternative scenarios and changes from the current assumptions regarding scope, location, and cost?

- The University does not want to look at alternative scenarios for scope or location. Controlling the cost will be a major task assigned to the selected firm.

1.2.9 A revised list of attendees at the pre-submittal meeting is attached to this addendum.

This concludes this Addendum. No additional addendum will be posted for this selection.

UNIVERSITY OF UTAH – WEST PAVILLION
DFCM Project # 05225750
MANDATORY MEETING – ATTENDEES
9/28/05

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